

Heavy Industrial District (HID)

A. Purpose

This district is established for manufacturing, warehousing, and livestock purposes which require much open space and buffering areas, and transportation facilities such as highways and rail spurs. Heavy industrial uses which cause nuisance or economic hazards to surrounding land uses shall not be permitted. This district is intended for more than one lot, but may apply for a single industry if such is suited to the neighborhood.

B. Special Permit: All industrial uses, except those in Light Industrial (LID) shall have a special permit form the Planning Commission before obtaining a building permit. Any application to change Land Use District boundary lines must be accompanied with a site plan of development.

C. Site Plan: A Site Plan shall be submitted to the Planning Commission in conformance with the Procedures for Permit Applications for review and consideration when filing for a HID permit.

D. Development requirements:

1. Minimum district area: 10 acres
2. Maximum height is subject to fire protection capabilities.
3. Public access
4. Setback requirements: Next to residential district (R, RMH, FDH, MHP, MHS): 150 feet (45.7M); lesser setback may be allowable if audio and visual screening satisfactory to the Planning Commission is installed.
 - A. Front yard- 40 feet
 - B. Side yard- 24 feet
 - C. Rear yard- 24 feet
5. Development shall conform to all United States, State of Wyoming, Platte County and Town of Chugwater codes and regulations applicable to heavy industrial development.

E. Landscaping:

1. The exterior side and rear yards of a district shall be fenced by an opaque screen or planting screen at least six (6) feet in height except where the developer can show through documentation that adjacent landowners/renters or the public use is not adversely affected.

F. Junkyards shall have the area used for said purposes completely surrounded by an opaque barrier not less than six (6) feet in height with solid gates for entry. The material stored within the junkyard shall not be stacked higher than the fence height.